

Planning \$ <u>5.00</u>
TCP \$
Drainage \$
SIF \$

**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.
FILE #

**COPY**

(Patterson)

Building Address 2584 F Rd #D  
Parcel No. 2945-034-43-002  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units 1 No. Proposed 0  
Sq. Ft. of Existing 2250 Sq. Ft. Proposed 2250  
Sq. Ft. of Lot / Parcel 39888  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Randy Roman  
Address 2232 N 7th St. #6  
City / State / Zip Grand Junc. Co 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: tenant finish

**APPLICANT INFORMATION:**

Name Ford Construction Co  
Address 714 Arrowest Rd #A  
City / State / Zip Grand Junc CO 81505  
Telephone 970 245-9343

**\* FOR CHANGE OF USE:**

\*Existing Use: first use vacant  
\*Proposed Use: Chiropracter

Estimated Remodeling Cost \$ 97,291  
Current Fair Market Value of Structure \$ New building

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE B-1 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement N/A  
Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: Interior Remodel only  
Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_  
(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8-2-06

Department Approval [Signature] Date 8/2/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>remodel only</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/2/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**From:** Rhonda Edwards  
**To:** Aragon, Nishi; Henderson, Gayleen; Kopfman, J...  
**Date:** 8/29/2006 10:25 am  
**Subject:** Redstone Plaza

This project is located at 2584 F Rd and they have the planning clearance for the shell building. After I told them "No" on the phone, they came to the counter and were able to obtain two planning clearances for interior remodels for a building that is not completed yet. Now I find out from Laura that they have not put the sewer lines in yet and their plans aren't going to work. We will be writing a letter to the owner to let them know what Ford Construction is doing. We may not have any mechanism to make them stop work, but I will be contacting the Building Dept. If everyone could remember not to issue any more planning clearances for this building until we get this cleared up, it would be greatly appreciated.  
thanks

Ronnie Edwards  
256-4038  
rhondae@gjcity.org

**From:** Scott Williams  
**To:** Bob Lee; Bret Guillory; Faye Hall; Wendy Spurr  
**Date:** 4/26/2006 12:03 pm  
**Subject:** RE: Redstone Professional Plaza

4/26/06

Based on information submitted to this office, Redstone Professional Plaza, to be located at 2584 F Road, will have no pretreatment requirements at this time. The spaces will be for offices only, with no food service facilities or kitchens planned.

Should you have questions or comments, please contact Mike Shea or myself at (970) 256-4180.